



## Graça T3 and its large magical 43 sqm terrace



### Informações do Revendedor

|                   |                    |
|-------------------|--------------------|
| Name:             | Soraia Pinto       |
| Nome da           | Arrabellimmo       |
| Empresa:          | Terrasses&Jardins  |
| País:             | Portugal           |
| Experience since: |                    |
| Tipo de           | Selling a Property |
| Serviço:          |                    |
| Specialties:      |                    |
| Property Type:    | Apartments         |
| Telefone:         |                    |
| Languages:        | Portuguese         |
| Website:          |                    |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 696,122.11 |

### Localização

|                        |             |
|------------------------|-------------|
| Country:               | Portugal    |
| State/Region/Province: | Lisboa      |
| Cidade:                | Lisboa      |
| Address:               | São Vicente |
| Adicionado:            | 13/01/2026  |

Informação adicional:

Apartment located in the Graça district, on the 1st floor of a traditional Lisbon building without a lift.

The property is organised around a large 43 sqm terrace, in a quiet setting, accessible from all living areas as well as from one of the bedrooms, creating a natural extension of the apartment and a comfortable outdoor space for everyday use.

The living areas include a separate living room and dining room, with good circulation, natural light and direct access to the terrace, allowing for a fluid indooroutdoor connection.

The apartment comprises:

- two spacious bedrooms with built-in storage
- a third, more versatile room that can be used as a bedroom, office or quiet space
- two full bathrooms
- a fully equipped kitchen

The apartment has been fully renovated, with particular attention paid to finishes, in a coherent and



tasteful style.

It benefits from double-glazed windows, satisfactory thermal and acoustic insulation, and reversible air conditioning.

The location offers easy access to public transport, local shops and the main points of interest in the Graça area, including Santa Apolónia, the Feira da Ladra and the Panteão Nacional.

A balanced apartment with a structuring outdoor space, suitable for residential use.

The apartment also benefits from a transferable short-term rental license. - REF: AA289

Novo: Não

Construído: 1956

## Comum

Quartos de dormir: 3

Banheiro: 2

Pés quadrados acabados: 73 m<sup>2</sup>

Tamanho do lote: 42 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: AA289

